Davidson County DEEDWARR
Recvd: 03/24/05 12:32 2 pg:
Fees:13.00 Taxes:460.65

20050324-0032093

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43742 FILE BOX "7"

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00.

Thomas M. Carrigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Carrigan	SAME AS NEW OWNER	95-12-31
2524 Woodberry Drive		3DZ 6510
Nashville, TN, 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

GLENDA GARDNER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY JANE CARRIGAN and VIRGINIA ANN CARRIGAN as Tenants in Common with an undivided 50% interest to each and subject to a life estate in favor of THOMAS M. CARRIGAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Woodberry Park, as of record in Plat Book 2133, Page 199, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenda Gardner, unmarried, by Quitclaim Deed from Glenda Gardner and Darren Ray Jones of record in Instrument Number 20040225-0021485, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Glenda Gardner by Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument Number 20010312-0023318, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2524 Woodberry Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of March, 2005

Glenda Gardner

Glenda Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Glenda Gardner, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2005

Notary Public

My Commission Expires: 7/24/2006

